



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2307371
Applicant Name: John Cochenour
Address of Proposal: 3901 W. Dravus Street

SUMMARY OF PROPOSED ACTION

Master Use Permit for demolition of an existing 31,000 square foot public school building (Briarcliff Elementary).

The following approval is required:

SEPA - Environmental Determination – (Chapter 25.05, Seattle Municipal Code.)

SEPA DETERMINATION: ☐ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☒ DNS involving non exempt grading or demolition or
involving another agency with jurisdiction.

BACKGROUND INFORMATION

Site and Vicinity Description

The subject site occupies most of the mid-block along West Dravus Street between 38th Avenue W and West Viewmont Way W. It is zoned SF5000, as are properties to the east and west and across W. Dravus Street to the north. Properties to the south are zoned SF7200. All adjacent properties are developed with what appear to be single family residences. West Dravus Street, the only street adjacent to the site, is fully improved, with paving, curbs and sidewalks. Across the street is mostly single family residential development, but there is a water tower across from the east end of the subject site.

Proposal

The applicant proposes to demolish an existing 31,000 square foot school building and to remove existing underground fuel storage tanks and approximately 1500 square feet of existing paving. A substantial amount of paving would remain to the southwest of the existing structure. Plans also show that a small graded area around a circular concrete "wall" will be retained; a photo submitted by the applicant shows this to be an almost invisible topographic anomaly.

Public Comments

Public notice of the project application was published on 11 March 2004. The required public comment period ended on 24 March 2004. DPD received no comments regarding this proposal.

ANALYSIS - SEPA

The initial disclosure of the potential impacts of the proposed project was made in the environmental checklist dated 12 January 2004. Information in the checklist was supplemented by a Landmarks Preservation Board Denial of Nomination Letter. The information in the checklist, supplemental information and the experience of the lead agency with the review of similar projects forms the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665) states, in part, "*where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation*" subject to some limitations. Thus, the mitigation that may be required pursuant to SEPA authority is limited. A discussion of likely adverse impacts and how they may be appropriately mitigated follows below.

Short-Term Impacts

Codes and development regulations applicable to this proposal will provide sufficient mitigation for most impacts.

The following temporary or construction-related impacts are expected: 1) decreased air quality due to increased dust and other suspended air particulates during demolition; 2) increased noise and vibration from demolition operations and equipment; 3) increased traffic and parking demand from demolition personnel; 4) temporary soil erosion; 5) conflict with normal pedestrian movement adjacent to the demolition area; and 7) consumption of renewable and non-renewable resources. These impacts are not considered significant because they are temporary and/or minor in scope (Section 25.05.794, SMC). Although not significant, the impacts are adverse and certain mitigation measures are appropriate as specified below.

City codes and/or ordinances apply to the proposal and will provide mitigation for some of the identified impacts. Specifically these are: 1) Street Use Ordinance (watering streets to suppress dust, obstruction of the pedestrian right-of-way during demolition, demolition along the street right-of-way); 2) Building Code (demolition measures in general); and 3) Stormwater, Drainage and Grading Code (temporary soil erosion). Compliance with these applicable codes and

ordinances will be adequate to achieve sufficient mitigation and further mitigation by imposing specific conditions is not necessary for these impacts.

Air Quality

A Phase I environmental site assessment was performed by URS Corporation in 2002, results of which are contained in a report dated 21 October 2002. This report indicated that the existing structure contained asbestos, lead paint, and PCBs, and that there were two diesel-fuel oil tanks on site. A follow-up report by PBS Engineering and Environmental dated 24 March 2003 contains specific recommendations to mitigate these hazards. Puget Sound Clean Air Agency (PSCAA), Department of Labor and Industry, and EPA regulations provide for the safe removal and disposal of asbestos. However, no permit process exists that ensures that PSCAA has been notified of the proposed building demolition and that asbestos has been removed from the site. A condition shall be added requiring the applicant to submit to DPD a copy of the PSCAA Notice of Intent to Demolish prior to issuance of the DPD demolition permit. This condition is imposed pursuant to SEPA authority to mitigate air quality, construction and environmental health impacts, SMC 25.05.675 A, B, and F.

Noise

There will be demolition of a large existing school structure. Due to the proximity of other residential uses, the limitations of the Noise Ordinance are found to be inadequate to mitigate the potential noise impacts. Pursuant to the SEPA Overview Policy (SMC.25.05.665) and the SEPA Construction Impacts Policy (SMC 25.05.675 B), additional mitigation is warranted.

In addition to the Noise Ordinance requirements, to reduce the noise impact of demolition on nearby properties, activities shall be limited to non-holiday weekdays between 7:30 A.M and 6:00 P.M. In addition to the Noise Ordinance requirements, to reduce the noise impact of construction on nearby residences, only low noise impact work shall be permitted on Saturdays from 9:00 A.M. to 5:00 P.M.

Long-term Impacts

Potential long-term impacts that may occur as a result of this project include: 1) possible soil erosion, depending on the state the newly exposed ground is left in after demolition; and 2) possible negative aesthetic impacts if the site is not rebuilt upon or adequately landscaped after the proposed demolition takes place. These long-term impacts are not considered significant because the impacts are expected to be minor in scope.

Long-term impacts such as this are typical of this type of project and will be mitigated by the City's adopted codes and/or ordinances. Specifically these are the: Stormwater, Grading and Drainage Control Codes; and the Land Use Code (aesthetic impacts).

Other impacts not noted here as mitigated by codes or conditions are not sufficiently adverse to warrant further mitigation by condition.

DECISION - SEPA

The responsible official on behalf of the lead agency made this decision after review of a completed environmental checklist and other information on file with the department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

[X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C).

[] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

CONDITIONS - SEPA

Prior to the Issuance of any Demolition Permit:

1. The owner(s) and/or responsible party(s) shall provide documentation to the DPD Planner that Puget Sound Clear Air Authority has received all information necessary to assess and mitigate likely air impacts.

During construction:

The following conditions to be enforced during construction shall be posted at each street abutting the site in a location on the property line that is visible and accessible to the public and to construction personnel from the street right-of-way. The conditions shall be affixed to placards prepared by DPD. The placards will be issued along with the building permit set of plans. The placards shall be laminated with clear plastic or other waterproofing material and shall remain posted on-site for the duration of the construction.

2. In addition to the Noise Ordinance requirements, to reduce the noise impact of demolition on nearby properties, all demolition activities shall be limited to non-holiday weekdays between 7:30 A.M and 6:00 P.M. In addition to the Noise Ordinance requirements, to reduce the noise impact of construction on nearby residences, only the low noise impact work (i.e. landscaping and reseedling w/o power equipment) shall be permitted on Saturdays from 9:00 A.M. to 5:00 P.M.

Signature: _____ (signature on file) Date: April 1, 2004

Paul Janos, Land Use Planner
Department of Planning and Development
Land Use Services